







# 31, Easter Road, Bournemouth

Type: House - Detached Bedrooms: 3 Bathrooms: 1

Council Tax Band: A EPC: E

A detached family home currently arranged as two, one bedroom apartments in need of complete modernisation with a large garden situated close to local amenities.

Guide Price **£275,000**Freehold

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## 31 Easter Road, Bournemouth, BH9 1SW

- Fantastic opportunity and potential to alter and remodel
- Currently two one bedroom apartments in a residential location
  - Ideal for investors or development potential
- In need of complete refurbishment and modernisation
  - · Large garden with great potential
- Offered with no forward chain, tenants currently in residence
  - · Close to local amenities, parks, walks and shops
- A lovely detached Victorian home with some original features and charm

Viewing strictly by appointment Symonds & Sampson 01202 843190

#### Internally

The detached property is currently split into two, one bedroom apartments. Both have a good sized sitting room, one double bedroom, a kitchen and a bathroom. The garden is used by the first floor apartment presently however, could be altered upon completion. Both apartments require full renovation/modernisation.

#### Externally

This property has a large rear garden which is currently used by the first floor apartment. There is a small front garden which is enclosed by a low level wall.

#### Services and agents note

The property is currently occupied with two separate tenants. All mains services

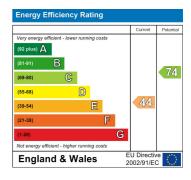
EPC rating - E

Council Tax Band - A

Broadband and mobile phone services available.







WIM/IJ/JUNE24



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